



# For sublease

## Westport Commerce Center Bldg 2

15737 River Valley Drive,  
Maryland Heights, MO 63146

## The center of the market

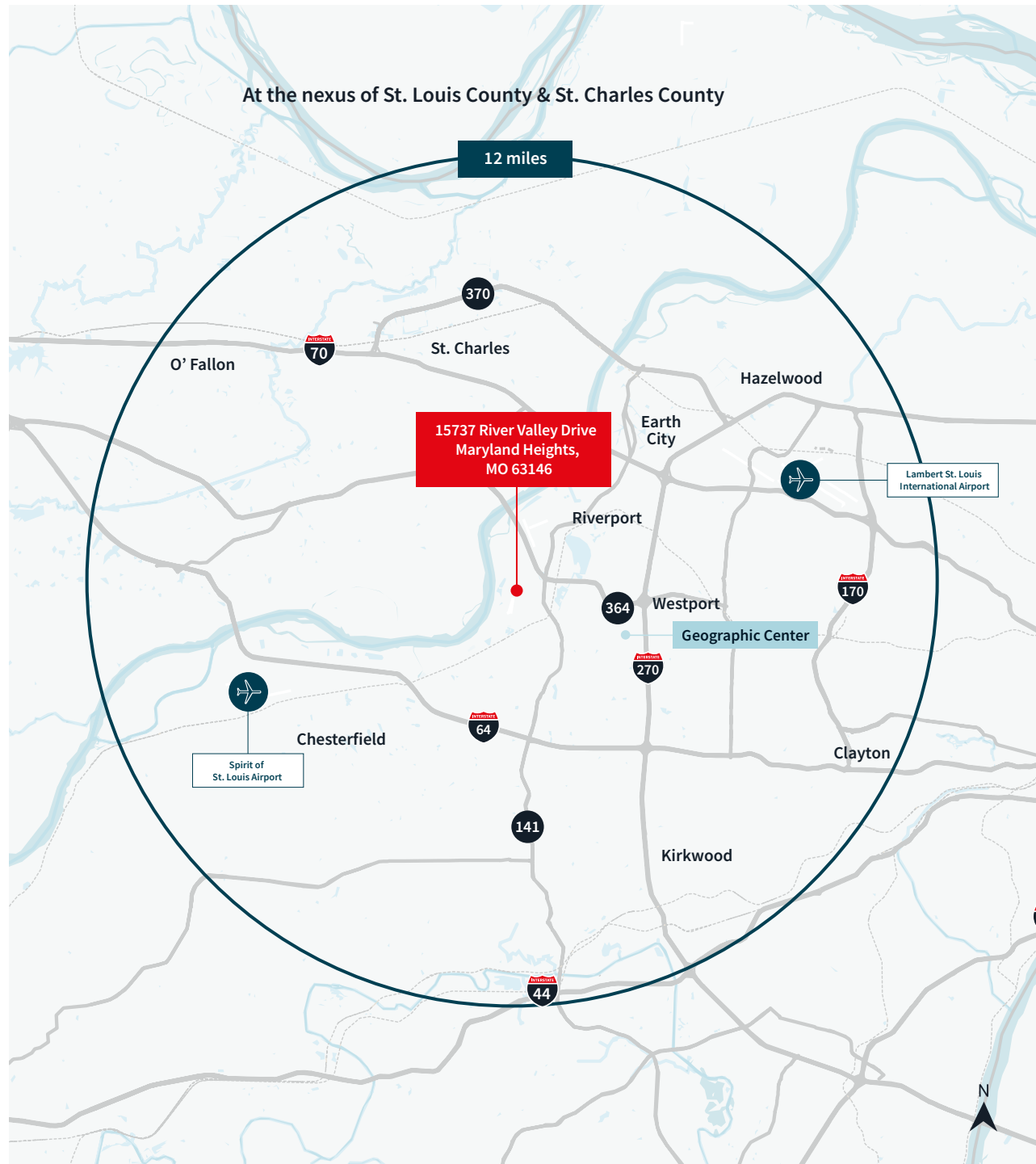
↘ ↙ Located within minutes of **St. Louis**  
↗ ↖ **Metro's** two largest populations and  
at the intersection of its two **primary**  
**arterial highways**, Westport Commerce  
Center is the center of the market.



Nearly **60% of the combined**  
**populations** in St. Louis and St. Charles  
Counties live within 12 miles of Westport  
Commerce Center. Furthermore,  
the geographic center of those two  
largest populations is just 3.4 miles  
from the park.



**Highways 141 & 364 are within 2**  
**minutes** of Westport Commerce Center.  
Together, the highways provide direct  
access in all directions to the most dense  
and fastest growing populations in the St.  
Louis Metro. Access to interstates is also  
superior; **the park is within 7 minutes of**  
**both Interstates 270 & 70.**



# Site plan



15737 River Valley Drive / Maryland Heights, MO

## Building 2

Designed to be more functional and with increasing tenant demand for loading and parking in mind, buildings at Westport Commerce Center are built for the future including the following premium specifications:



### Building 2 specs

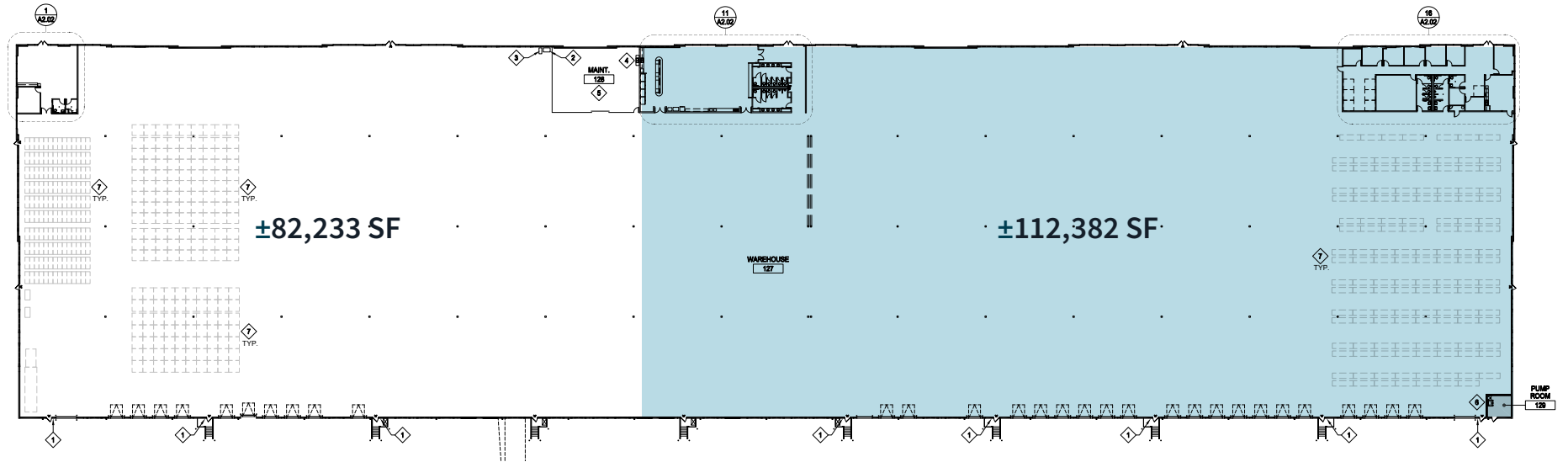
<b>Building Size</b>	±194,615 SF
<b>Total Available</b>	±194,615 SF divisible to ±82,233
<b>Office</b>	3,500 SF of office with 2,500 SF break room
<b>Maintenance</b>	Additional office area/showroom
<b>Clear Height</b>	32'
<b>Dock Positions</b>	30
<b>Drive-in Doors</b>	2 (12' x14')
<b>Power</b>	4,000 amps of 480/277

<b>Configuration</b>	Rear loading
<b>Truck Court</b>	Fully-secured truck court with guard house
<b>Trailer Parking</b>	64
<b>Car Parking</b>	175
<b>Sprinkler</b>	ESFR system w/ K25 heads
<b>Lighting</b>	LED
<b>Fans</b>	5 large fans

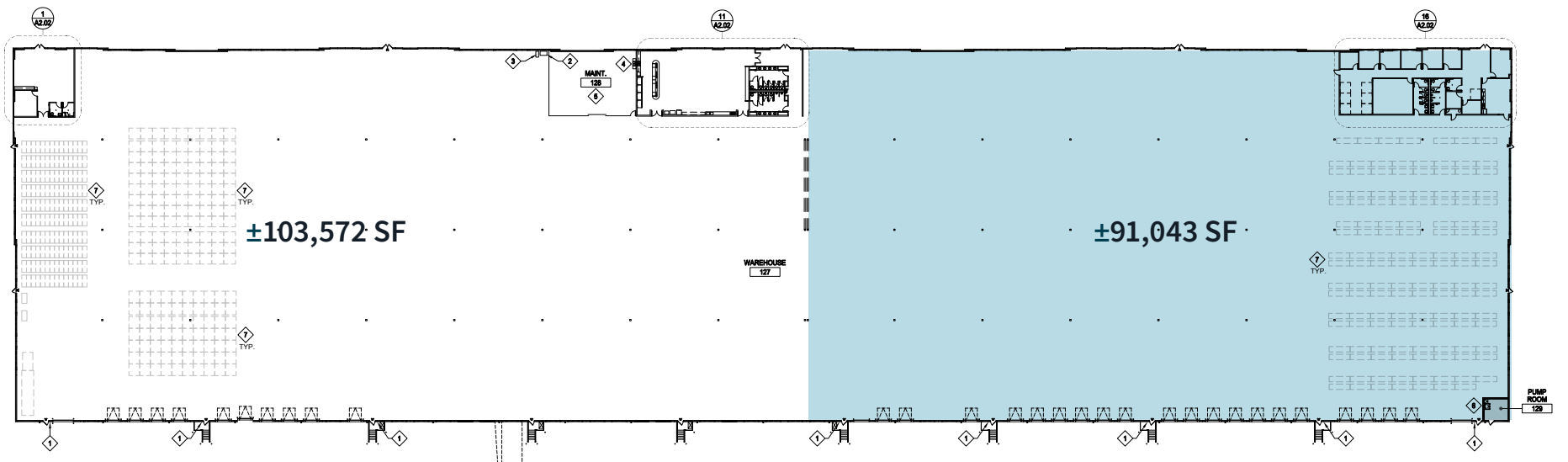


# Demising options

Demising plan Option #1



Demising plan Option #2



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